



FOR SALE

Offers in the region of £375,000

Hunters Lodge, Ash Road, Ash Grange, Whitchurch, Shropshire, SY13 4DH

Hunters Lodge is a four bedroom detached property that was originally the coaching House for the adjacent country residence that dates back to 1860 and was formerly owned by Lord Grosvenor, and all being part of the Duke of Westminster Estate. This fine home sits on a generous plot of formal gardens and early inspection is highly advised.



Whitchurch 4 miles, Nantwich 10 miles, Crewe 19 miles, Chester 22 miles. All distances are approximate.



- Detached Period Property
- Private Rural Location
- 4 Reception Rooms
- 4 Bedrooms
- Generous Gardens
- Rural Location

DESCRIPTION

A period family home that requires a certain amount of re-decoration, yet presents a rare opportunity to acquire a spacious detached property in a rural and private location that has four reception rooms, four bedrooms, a large garage and generous gardens.

LOCATION

The property is located just outside the much sought after village of Ash Magna which benefits from a popular pub, a village hall and a bowling green with a new club house.

The Market town of Whitchurch is within a 1.5 miles drive and offers a wide range of local shops and amenities, together with a main line rail connection to Shrewsbury and Crewe, and there are road links to Chester and the South via the A41 (2miles) and the M54 (28 miles).

ENTRANCE HALL

3.63m max x 2.41m (11'11" max x 7'11")

Entrance door, double glazed window to the front, stairs to the first floor, ceramic tiled floor, timber doors to all connecting rooms.

CLOAKROOM

White suite comprising a wash basin, low level WC, fully tiled walls, radiator, double glazed window.

LOUNGE ROOM

6.96m x 4.22m (22'10" x 13'10")

Double glazed bow window to the front, double glazed double doors to the rear garden, brick surround to open fireplace, radiator, timber flooring, TV point, doors to the dining room and the study.

STUDY

2.84m max x 2.26m max (9'4" max x 7'5" max)

Double glazed window to the rear, radiator, timber flooring, telephone point.

DINING ROOM

4.24m x 3.18m (13'11" x 10'5")

Double glazed windows to the front and rear, cast surround to decorative fireplace, double radiator, timber flooring, door to the sitting room.

SITTING ROOM

4.24m x 3.18m (13'11" x 10'5")

Double glazed double doors to the rear, high level window to the side, wood burning stove in fireplace, radiator, tiled floor, door to lobby that leads to a attic storage room, door to the lobby.

REAR HALL

Door to the front, central heating boiler, door to the breakfast room.

BREAKFAST ROOM

4.22m x 3.28m (13'10" x 10'9")

Double glazed window to the front, radiator, timber flooring, door to the kitchen lobby.

LOBBY

Open plan to the kitchen with a door opening into the utility/shower room.

UTILITY/SHOWER ROOM

3.35m x 1.22m (11'0" x 4'0")

Fitted with a work surface with inset ceramic 'Butler' sink, base cupboard, plumbing for a washing machine, double width shower cubicle, window to the side.

KITCHEN

5.18m x 4.22m (17'0" x 13'10")

Fitted with a stainless steel twin bowl sink, inset into work surface and having a comprehensive range of base, drawer and wall units, tiled splash backs, wide slot for a range cooker with canopy above. There is a wood burning stove on a stone hearth and exposed stainless steel flue, beams to a vaulted ceiling, radiator, double



4 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



glazed window to the front and patio doors to the front.

FIRST FLOOR

LANDING

Three double glazed windows to the rear and side, sliding doors to ample storage space, two double radiators, built-in airing cupboard, access to the roof space, doors to all principal rooms.

BEDROOM ONE

4.27m x 4.14m (14'0" x 13'7")

Double glazed window to the front, radiator, TV point.

BEDROOM TWO

4.52m (14'10'4")

Double glazed windows to the rear and side, radiator.

BEDROOM THREE

3.30m x 2.62m (10'10" x 8'7")

Double glazed window to the front, radiator.

BEDROOM FOUR

3.12m x 2.59m (10'3" x 8'6")

Double glazed window to the front, radiator.

BATHROOM

2.69m x 1.78m (8'10" x 5'10")

White suite of panelled bath with electric shower over, and glass splash screen, pedestal wash basin with mixer tap, low level WC, fully tiled walls and ceramic tiled floor, radiator, extractor fan, two double glazed windows to the rear.

OUTBUILDING/GARAGE

9.75m x 4.27m (32'0" x 14'0")

Having doors to the parking area at the front, power and lighting connected, window and door to the rear garden.

FRONT

Lawn area with central raised flower bed. Driveway to the front that gives parking for several cars and vehicles.

OUTSIDE REAR

The rear garden has a paved seating area and pathway across the back of the property, with a good size lawn beyond, all enclosed by hedge and fence boundaries.

DIRECTIONS

From the Whitchurch Business Park roundabout take the exit signposted Ash, Ightfield and Calverhall and continue for approximately one mile. Just after the Ash Magna sign turn left at the brick wall entrance, and then follow this road to the top of the hill and round to the right and the entrance to Hunters Lodge will be seen in front of you as the road forks, it is the left hand driveway.

COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002.

SERVICES

Mains water and electricity are understood to be connected, there is septic tank drainage and oil fired central heating. None of these services have been tested.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at www.rightmove.co.uk and Onthemarket.com
WH0941

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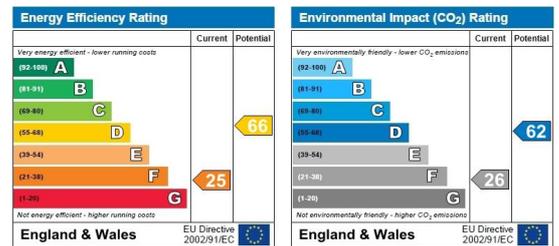


Hunters Lodge
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Energy Performance Ratings



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